



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Major Site Plan Report



Meeting Date: December 19, 2011

Reference Name	Voyager Academy Elementary School (D1100049)	Jurisdiction	City
Request	A 37,000 square foot two-story elementary school building with associated parking		
Site Characteristics	Tier	Suburban	
	Zoning District	Office and Institutional with development plan (OI(D))	
	Overlays	Falls of the Neuse/Jordan Lake Protected Area (F/J-B)	
	Site Acreage	2.69	
Applicant	Brockwell Associates, Inc.	Submittal Date	March 11, 2011
Location	4210 Ben Franklin Boulevard, on the southern side of Ben Franklin between Freedom Lake Drive and Medical Park Drive		
PINs	0833-01-15-0924		
Recommendation	Development Review Board (DRB)	Recommended Approval, 9-0, November 4, 2011	

A. Summary

Brockwell Associates, Inc., on behalf of Gary M. Hock, has submitted a major site plan for a 37,000 square foot two-story elementary school building on a 2.69 acre site, zoned Office and Institutional with development plan (OI(D)). The site is located at 4210 Ben Franklin Boulevard, on the southern side of Ben Franklin between Freedom Lake Drive and Medical Park Drive. The project will be accessed by two existing private driveways located off of Ben Franklin Boulevard.

B. Site Description

The site is predominantly wooded with a mix of mature hardwood species and pine. An existing storage and maintenance building located on the southeastern portion of the site is slated to be retained for the same accessory use. An existing access drive located along the eastern parcel boundary is proposed for demolition. These features can be evidenced on the existing conditions and demolition plan (Sheet C-2).

C. Dimensional Requirements

The proposed building meets or exceeds all dimensional requirements of the OI(D) district and the zoning development plan, G. M. Hock Property (P99-49).

Chart of General Zoning Requirements			
Zoning Requirements	Ordinance Provision	Required	Proposed
Street Setback (Minimum Feet)	6.10.1B.1	25	25
Street Side (Minimum Feet)	6.10.1B.1	20	20
Street Rear (Minimum Feet)	6.10.1B.1	25	25
Building Height (Maximum Feet)	6.10.1B.1	50	35
Vehicle Parking Spaces	10.3.1A	34	50
Handicap Parking Spaces	10.3.2	2	2
Bicycle Parking Spaces	10.3.1A	26	26
Vehicle Stacking (Minimum Feet)	10.3.3C	883* (36 spaces)	900 (36 spaces)
Open Space	Not required	Not required	Not required
Project Boundary Buffers	Not required	Not required	Not required
Tree Coverage	8.3	10.0% (11,718 sq ft)	10.0% (11,718 sq ft)
Maximum Impervious Surface	8.7.2B	70.0%	65.37%

* Per UDO Sec.10.3.3C, as determined by the Development Review Board in consideration of an approved study prepared by an engineer with expertise in Transportation Engineering.

D. Infrastructure Impacts

1. **Streets and Sidewalks.** The project will be accessed by two existing private driveways located off Ben Franklin Boulevard. A Transportation Impact Analysis (TIA) was required and submitted for this site. Vehicular stacking requirements for the pick-up/drop-off area are based on the NCDOT Municipal and School Transportation Assistance (MSTA) Unit's spreadsheet model included within the submitted TIA, which estimates 883 feet of stacking needed. The site layout provides approximately 900 feet of on-site vehicular stacking, exceeding the amount required by the MSTTA calculator. The associated transportation special use permit (T1100001), which must be approved prior to approval of this major site plan, may require additional improvements. Public sidewalks exist along all road frontages. Internal

sidewalk connections between the building and parking and public sidewalks are proposed.

2. **Transit Impacts.** An existing Triangle Transit Authority bus stop is located on the southern side of Ben Franklin Boulevard approximately 140 feet east of the newly constructed round-a-bout at Medical Park Drive, and directly in front of the newly constructed Voyager Academy High School. A requirement of the transportation use permit, if approved, is to construct a concrete pad and bus shelter along Ben Franklin Boulevard at a designated Triangle Transit Authority (TTA) location to service the three Voyager Academy schools contingent upon TTA service still being provided within one quarter mile of the TSUP boundary at time of certificate of occupancy for Voyager Elementary School.
3. **Utilities.** The project will be served by public water and sewer services, which will be extended to the site. Construction of all water and sewer lines will be in conformance with appropriate public standards and specifications. All utilities related to this project will be installed underground.
4. **Stormwater/Drainage.** The project was reviewed and approved by City Stormwater Services and is designed to provide treatment of stormwater to city standards.

E. Site Characteristics

1. **Watershed Protection.** The site is located within the Falls of the Neuse/Jordan Lake Protected Area (F/J-B) watershed protection overlay and is in the Neuse River Basin. The applicant is utilizing the high density option, with the total impervious surfaces proposed for this project at 65.37% (1.76 acres). Engineered stormwater controls have been approved by City Stormwater Services.
2. **Floodplain, Stream Buffers, Steep Slopes and Wetlands.** There are no streams, floodplain, steep slopes or wetlands on this site.
3. **Landscaping.** Street trees along all roadways, and landscaping for the parking lots are being provided as required by the Ordinance.
4. **Tree Coverage.** The proposed development requires a minimum of 10.0% (11,718 sq ft) of tree coverage area which the applicant has provided. The tree preservation areas are located on adjacent parcels as provided through a master tree coverage plan (D0900261) approved for the development.

5. **Recreational Area/Open Space.** Open space and recreational areas are not required for this site.

F. Public Notification

Public notification is not required for site plans.

G. Staff Contact

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H. Attachments

1. Context Map
2. Site Plan Reduction (11 pages)